

# \$379,900 - 49 Camelot Crescent, Leduc

MLS® #E4436758

**\$379,900**

4 Bedroom, 2.50 Bathroom, 1,209 sqft  
Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Opportunity knocks in the heart of Leduc! This 1,200 sq ft bungalow is bursting with potential and ready for your vision. Featuring 3 bright bedrooms up, 1.5 baths, and a sun-soaked main floor with loads of natural light. The fully finished basement adds space to spread out with a 4th bedroom, den, full bath, large living space and a cozy wood-burning fireplace. Sitting on a huge 714 sq m lot, the yard is a dream—oversized 42'x23' double garage with shop space, shed, garden area, and plenty of room for RV parking or storage. Solid bones, incredible lot, unbeatable location—bring your ideas and make it your own!



Built in 1973

## Essential Information

MLS® #	E4436758
Price	\$379,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,209
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family

Style	Bungalow
Status	Active

### Community Information

Address	49 Camelot Crescent
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4L2

### Amenities

Amenities	Off Street Parking, Deck, R.V. Storage
Parking	Double Garage Detached, Shop

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	2
Zoning	Zone 81

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